

Commercial Street Task Force

Task Force Charge and Membership

June 18, 2009

BACKGROUND

On May 4, 2009, City Council adopted a resolution establishing a 365-day administrative delay while certain issues regarding the Commercial Street area are studied and potential Zoning Ordinance amendments are drafted, reviewed and possibly adopted. The administrative delay began April 3, 2009, and during the delay the City will not accept applications for rezoning, variances, special exceptions, conditional use permits and building or demolition permits for the construction, placement, demolition location and relocation of structures within the area bounded by the Burlington Northern Santa Fe Railroad property to the north, Pacific Street to the south, Summit Avenue to the east and Main Avenue to the west.

The Commercial Street Historic District has been considered somewhat fragile over the past several decades. The District has recently seen a resurgence of activity and private investment. The City has taken steps and invested resources in the continued viability and preservation of the area. The Commercial Street Strategy for Success was accepted by City Council in 2006. A Tax Increment Financing plan is in place and local residents are pursuing a Community Improvement District petition to help fund services to also assist in preservation of the area for economic activity.

Commercial Street is envisioned as a destination location within the City for a variety of uses and persons due to its unique history, streetscape, appearance, construction and potential ambience. It is one of the few corridors within the City with late-1800s buildings that are not overshadowed or interrupted by modern-looking, high-rise buildings. Preservation and encouraging the use of existing buildings rather than demolition and new construction is a goal of the City. Because of its unique character, staff recommended the District, and immediate area, be reviewed to determine how new construction should be integrated into the Commercial Street area. The experience of the visitor to the street will be shaped in some respect with what is seen and felt as he/she approaches. To the extent it is possible, the historic sense of the street should be preserved to help to revitalize its use. In addition, the uses permitted in the Center City (CC) zoning district should be reviewed to determine their appropriateness in the area. In addition to Commercial Street, the CC district encompasses the entire downtown and the Boonville corridor. This is a large area where the scale of development varies. Some of the uses permitted in the CC district may not be appropriate throughout the entire area, or the uses should be permitted at different scales.

CHARGE

The Commercial Street Task Force is charged with the following tasks:

- Review the Commercial Street Strategy for Success plan and Center City and Landmarks zoning districts to ensure all task force members are provided this background.
- Hear presentations from the various stakeholders regarding the current state of the Commercial Street area, as well as planned actions/improvements.
- Analyze how well the goals, policies and strategies articulated in the Strategy for Success align with the current state of the Commercial Street area and the planned actions/improvements.
- Make recommendations regarding amendments to the goals, policies and strategies in the Commercial Street Strategy for Success.
- Make recommendations regarding amendments to the Zoning Ordinance with respect to appropriate uses, use restrictions and other development requirements to facilitate implementation of the goals, policies and strategies in the Commercial Street Strategy for Success.

All meetings of the Task Force are considered public meetings and are required to be posted at least 24 hours in advance with the City Clerk's Office.

DELIVERABLES & TIMELINE

The Task Force is to provide written recommendations to the Mayor and City Manager. The report should address the items listed under the Charge. This will be a public report.

Because of the administrative delay that has been put in place by City Council, the task force needs to complete its review and make recommendations to City Council in a timely manner. Any proposed amendments to the Zoning Ordinance will take approximately 90 days to process through the Planning and Zoning Commission and City Council. There also needs to be a review by Council's Plans and Policies Committee prior to the amendment process. To accomplish this time line, the Task Force should have its report completed by October 2, 2009.

Commercial Street Task Force Members

Nick Ibarra, Chair

Doug Burlison – General C Councilmember

Cindy Rushefsky – Zone 2 Councilmember

Reverend Jim Harriger – Victory Mission

Pauletta Dunn – Grant Beach Neighborhood Betterment Assn.

Rusty Worley – Urban Districts Alliance

Laura Derrick – Landmarks Board

Mary Collette – Commercial Street Representative

Bob Pilkington – Commercial Street Resident

Lyle Foster – Commercial Street Business Owner

Cindy Stephens – Urban Neighborhood Assn. Representative

Steve Wiemer – Mid Town Neighborhood Representative

Phyllis Ferguson – Woodland Heights Neighborhood Assn. Representative

Jack Pugh – Non-Zone 1 Citizen Representative

Mark Davis – Non-Zone 1 Citizen Representative

Mike MacPherson – Staff Member